083.0	0010	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	636,200 / 636,200
					USE VALUE:	636,200 / 636,200
					ASSESSED:	636,200 / 636,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CULLINANE JOANNE
Owner 2:	KEIM RUSSELL WILLIAM
Owner 3:	
Street 1:	69 NEWLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALLEN EDWARD CHRISTOPHER -
Owner 2:	ALLEN MICHELE M -
Street 1:	69 NEWLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,394 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 1396 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4394.000	247,100	2,800	386,300	636,200
Total Card	0.101	247,100	2,800	386,300	636,200
Total Parcel	0.101	247,100	2,800	386,300	636,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.73 | /Parcel: 455.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 52748
GIS Ref:
GIS Ref:
Insp Date: 08/10/18

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0010-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	247,100	2800	4,394.	386,300	636,200	636,200	Year End Roll	12/18/2019
2019	101	FV	196,200	2800	4,394.	380,800	579,800	579,800	Year End Roll	1/3/2019
2018	101	FV	196,200	2800	4,394.	292,500	491,500	491,500	Year End Roll	12/20/2017
2017	101	FV	196,200	2800	4,394.	275,900	474,900	474,900	Year End Roll	1/3/2017
2016	101	FV	196,200	2800	4,394.	253,800	452,800	452,800	Year End	1/4/2016
2015	101	FV	184,600	2800	4,394.	237,300	424,700	424,700	Year End Roll	12/11/2014
2014	101	FV	184,600	2800	4,394.	218,500	405,900	405,900	Year End Roll	12/16/2013
2013	101	FV	184,600	2800	4,394.	218,500	405,900	405,900		12/13/2012

!6843!

PRINT

Date	Time
12/10/20	21:33:02

LAST REV

Date	Time
05/19/20	14:32:56
jorourke	
6843	

USER DEFINED

Prior Id # 1:	52748
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALLEN EDWARD CH	1556-39	1	3/19/2020		685,000	No	No		
LUKASZEWICZ FE	1400-132		6/13/2011	Chgd>Assmt<	367,000	No	No		
	926-102		9/1/1979		54,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2018	1287	Re-Roof	9,625	C				
4/11/1994	105	Manual	2,400					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2020	SQ Returned	JO	Jenny O
8/10/2018	MEAS&NOTICE	BS	Barbara S
6/26/2012	Measured	BR	B Rossignol
11/25/2008	Meas/Inspect	336	PATRIOT
1/13/2000	Meas/Inspect	163	PATRIOT
8/4/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4394		Sq. Ft.	Site		0	70.	1.26	6									386,274						386,300	

Total AC/HA: 0.10087 | Total SF/SM: 4394 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 386,274 | Spl Credit | Total: 386,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33988166
Const Adj.:	0.97515047
Adj $ / SQ:	169.856
Other Features:	56800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358125
Depreciation:	111019
Depreciated Total:	247106

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

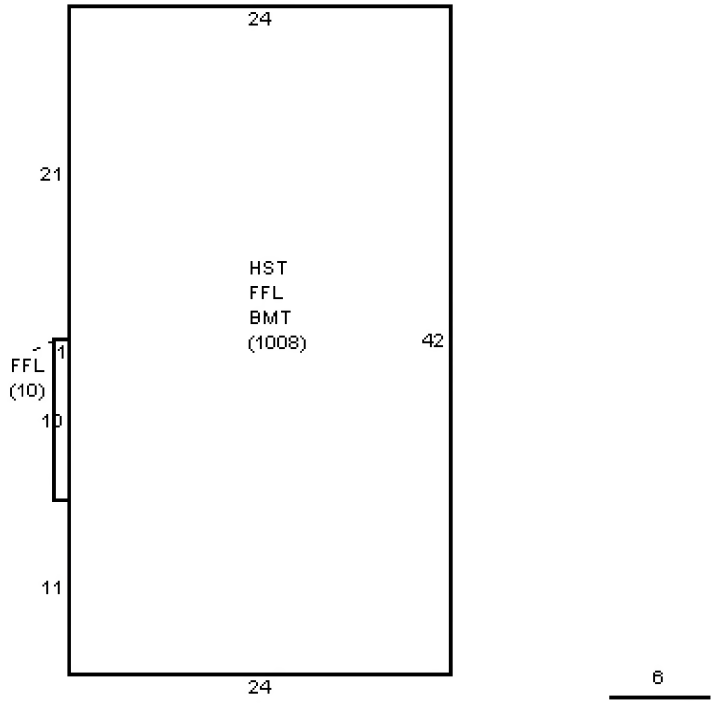
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	169.86
Special Features:	0	Val/Su Net:	97.67
Final Total:	247100	Val/Su SzAd	162.35

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,018	169.860	172,914
BMT	Basement	1,008	50.960	51,365
HST	Half Story	504	152.870	77,047

Net Sketched Area:	2,530		Total:	301,326	
Size Ad	1522	Gross Are	3034	FinArea	1396

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0010-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	F	AV	1925	26.00	T	40	101			2,800			2,800

More:	N	Total Yard Items:	2,800	Total Special Featues:		Total:	2,800